

**CITY OF PULLMAN**  
**PLANNING COMMISSION**  
Special Meeting Minutes  
December 18, 2013

The City of Pullman Planning Commission held a special meeting at 7:30 p.m. on Wednesday, December 18, 2013, in Council Chambers, City Hall, 325 SE Paradise, Pullman, Washington with Chair Garren Shannon presiding.

ROLL CALL: Present: Anderson, Crossler, Crow, Gibney, Morris, Paulson,  
Shannon, Wendle  
Staff: Dickinson, Johnson

SHANNON Called the meeting to order at 7:30 pm and called roll.

MOTION Crossler moved to accept the minutes of the October 23, 2013 Regular Meeting as prepared by staff. Seconded by Crow and passed unanimously.

MOTION                      Gibney moved to accept the minutes of the November 13, 2013 Special Meeting as prepared by staff. Seconded by Wendle and passed unanimously.

**REGULAR BUSINESS**  
Conduct a public hearing to review and recommend action on the proposed Sunnyside Heights Addition No. 7 preliminary plat involving the division of 3.35 acres into 11 lots and public streets to be located along SW Panorama Drive, north of SW Center Street, east of SW Finch Way, and west of SW Cityview Street on Sunnyside Hill.

Shannon read the public hearing rules of procedure, administered the oath or affirmation for those wishing to provide testimony during the hearing, and qualified all Commissioners members. During qualification, Paulson stated that he had knowledge of having conducted business with the proponent, that he could potentially have a financial or personal interest in the outcome of this proceeding, and that his business may have a financial interest in this matter. When Shannon asked if there was anyone in the audience who wished to disqualify any Commission member, Dickinson requested that Paulson recuse himself from this hearing; Paulson left the chamber. Shannon asked for the staff report.

DICKINSON Dickinson stated that this hearing involves Sunnyside Heights Addition No. 7 Preliminary Plat; the property is located along Panorama Drive between Center Street and the Itani Linear Park; the proposal is to divide the property into 11 lots and public streets for residential development on 3.35 acres of land zoned R2 Low Density Multi-Family Residential, which allows for single family dwellings, duplexes, manufactures homes, townhouses, and apartments. Staff finds the preliminary plat to be acceptable from staff's point of view; the proposal meets all the

pertinent planning standards and will be adequately served by streets and utilities in the area. The Public Works and Planning Departments are recommending certain conditions be attached to the proposal; most of those conditions are related to Public Works improvements as is typical for a preliminary plat. One condition calls for the developer to relocate the existing linear park path if the need arises and the last condition requires a critical areas report because the subdivision is in the vicinity of wetlands. Staff recommends approval with ten conditions.

Entered into the record Staff Report No. 13-14 with Attachments A-F as Exhibit No. 1.

In response to questions, Dickinson clarified the eventual second access to this subdivision to the west; explained that lot 5 was singled out in the suggested conditions for a sanitary sewer service line because it was the only lot identified by the Public Works Director as not already having a sanitary sewer service line depicted on the preliminary plat drawing.

SHANNON

Called for proponents.

RAFIK ITANI  
1515 SW Wadleigh Drive  
Pullman, WA 99163

Stated that he is the owner and developer of the subject property. He has been a resident of Pullman for 38 years. He came to Pullman in 1975 and became involved in real estate when retiring from WSU. In 1996, he bought 65 acres at the end of SW Crestview Street; after developing that acreage he bought another 100 acres that surrounds Sunnyside Park. He provided a map showing some of their existing development, this proposed development, and their master plan. They are ready to extend Panorama Drive; it begins on Center Street. The "T" intersection at the end of the subject property is a temporary fire turn-around; Panorama will eventually connect through to Copper Basin's Panorama Drive. They have considered a Marcia Drive connection, but the grade may be too steep. The land is zoned R2, but so is the rest of the land that they have developed, and they have made a commitment to the neighbors that they will continue the same high quality development in this subdivision. Since this proposed subdivision is only 11 lots, they may be back in approximately 1½ years with another subdivision. Center Street is a collector street and has the capacity to accommodate traffic from this and other developments in the area, though vehicle speed may be an issue and he believes that City staff is considering ways to address speed on this street.

He answered questions regarding the map he provided; "Parkview Drive" on the map has been changed to "Panorama Drive"; the curb shown at the terminus of Panorama Drive may cause it to look like an intersection, but it will be removed when the street continues.

RYAN ITANI  
715 SW Alene Court  
Pullman, WA 99163

Addressed a question regarding the width of the right-of-way; stated that the statement “1 ft. (min)” on the “Typical Half-Section” drawing on the plat should be “3 ft.” and that this cross-section drawing was taken from the City’s Standard Drawings.

SHANNON

Called for additional proponents – no response.  
Called for opponents.

RICHARD SLABAUGH  
505 SW Cityview Street  
Pullman, WA 99163

Stated that he has lived in Pullman for 45 years; bought two lots on Cityview in 1977 and started building a house in 1993. He provided the history of development in the immediate area. He has no objection to the work the Itanis have done and believes that the new development will meet the same quality, but he wants to ensure that the new construction will be single family homes.

He believed when he bought his land that it was zoned R1 and questioned when the zoning was changed. He also expressed concerns about traffic on Center Street.

DICKINSON

Had no recollection of a zone change in the area.

SHANNON

Called for additional opponents – no response.  
Called for neutral parties – no response.  
Called for reply by proponents.

RAFIK ITANI

Stated that the Gray Estate, the additional 100 acres his family purchased, has been zoned R2 as long as he could recall. He stated that in a recent meeting with the neighbors, the zoning was the single greatest concern. At that meeting, they assured the neighbors that they don’t intent to construct multi-family housing in the area; they don’t change the zoning, but they do restrict the construction through covenants.

DICKINSON

Entered the master plan map submitted by Rafik Itani as Exhibit No. 2.

SHANNON

Called for additional reply by proponents – no response.  
Called for reply by opponents – no response.  
Closed the public input portion of the hearing.

DISCUSSION

Anderson stated that he has no problem with approving the proposed preliminary plat, and commented that the zoning is already established and is not what the Planning Commission is being asked to address at this meeting.

- MOTION** With respect to Resolution PC-2013-5, Anderson moved to approve Findings of Fact Nos. 1-18 as prepared by staff. Seconded by Crow and passed unanimously.
- MOTION** With respect to Resolution PC-2013-5, Anderson moved to approve Conclusions Nos. 1-5 as prepared by staff. Seconded by Crow and passed unanimously by roll call vote.
- MOTION** With respect to Resolution PC-2013-5, Anderson moved that the proposed preliminary plat of Sunnyside Heights Addition No. 7 be forwarded to the City Council with a recommendation for approval, subject to the 10 conditions as prepared by staff. Seconded by Crow and passed unanimously by roll call vote.
- RECESS** Shannon called a short recess at 8:34 pm and called the meeting back to order at 8:41 pm.
- REGULAR BUSINESS**  
Review and comment upon draft design review concepts for the College Hill Core neighborhood.
- Shannon stated that the question before the Planning Commission is not to decide whether we will or will not have design standards; the Planning Commission has been directed by the City Council to undertake these design standards and any final decision about their implementation will be made by the City Council. He also stated that speakers will be limited to 4 minutes.
- DICKINSON** Stated that staff is looking for Planning Commission feedback so staff can develop city code language which will be presented to the Planning Commission and eventually presented to the City Council.
- SHANNON** Called for public input.
- JOE PITZER**  
1025 SE Kamiaken Street  
Pullman, WA 99163
- Stated that he is a local realtor and opined that these design standards are not in the best interests of all property owners. He referenced the Realtor Code of Ethics with respect to “highest and best use” and asserted that a lot of the standards appear to be based on somebody’s opinion. He feels that these design standards will restrict the property owners’ rights and that the restrictions are coming after the fact.
- MICHAEL GORDON**  
125 SE High Street  
Pullman, WA 99163
- Stated that he is the owner/broker at Summit Realty and also a property owner on College Hill. He has been in business for 20 years and has resided in Pullman for 27 years. He indicated that the purposes of the design standards are extremely ambiguous and subject to personal views. He also opined that the design standards are redundant in that the current code covers the purposes.

ANITA HORNBACK  
405 NW North Street  
Pullman, WA 99163

Stated that she has been in Pullman for more than 30 years, she is the owner/manager of Anita's Rentals, and the president-elect of the Whitman County Landlord Tenant Association. She suggested that they consider having an additional stakeholders meeting with a neutral mediator and that they hire an outside consultant. She requested that they consider quite thoroughly who would be on the proposed Design Review Board.

GIBNEY

Remarked that if an existing City Board were to be used, he would suggest the Board of Adjustment.

JOHN CHAPMAN  
405 NW North Street  
Pullman, WA 99163

Stated that he owns property on College Hill and opined that these proposed Design Standards would be like imposing a re-zone on an already developed area. He asked for clarification because the proposed design review concepts indicate they could be for new construction or any construction that requires a building permit excluding plumbing or mechanical work. He opined that a minority is dictating to the majority in this area.

DISCUSSION

Commissioners discussed how long the process might take, especially if it was necessary for the permit to go before the proposed Design Review Board, and any code implemented would have to provide for emergency measures. Anderson stated that the standards for the Historic Preservation Commission allow for emergency work without review, and if the guidelines were followed, there would be no extra review necessary.

DICKINSON

Answered a question by stating the steps from this point to implementation for the design review standards:

- 1) Planning Commission provides feedback on the conceptual standards.
- 2) Staff will draft code language that would implement the design review standards in draft format; staff will consult with realtor, real estate developers, landlords, long-term residents, students, and the university.
- 3) Draft code language will return to the Planning Commission for review; there may be a meeting where the draft code is presented to the Planning Commission prior to the public hearing where the Planning Commission would make a decision for a recommendation to the City Council.
- 4) City Council review and action.

Staff's goal is to have standards in place by the time construction season starts in 2014.

- DISCUSSION** Gibney stated that they can follow the law, not dictate taste or beauty. Wendle indicated that he was not prepared to discuss the concepts line-by-line at this time.
- DICKINSON** Asserted that if the review is not done at this time, an additional, special, meeting may need to be called for January.
- DISCUSSION** Gibney suggested a special meeting on January 15 or 29; Shannon stated he would be amenable to a meeting on January 15 and requested an earlier start time. There was general consensus that a special meeting on January 15 starting at 6:30 pm would be acceptable.
- MOTION** Anderson moved to table the discussion for a workshop special meeting on January 15, 2014 at 6:30 pm. Seconded by Crow and passed unanimously.
- UPCOMING MEETINGS** January 15, 2014 Special Meeting at 6:30 pm – no conflicts noted.  
January 22, 2014 – no conflicts noted.  
February 26, 2014 – no conflicts noted.  
March 26, 2014 – no conflicts noted.
- MOTION** Crow moved to adjourn the meeting. Seconded by Wendle and passed unanimously.
- ADJOURNMENT** The meeting was adjourned at 9:27 pm
- ATTEST:**

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Planning Director

\_\_\_\_\_  
Secretary